

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ramon Jadra, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a change to the site plan as submitted (Case No. 79-160-A) to allow a new overhead door in the southeast corner of the building and a new interior road

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Lillian V. Jadra Legal Owner  
Address: 2304 Tufton Ridge Farm Rd.  
Reisterstown, Md. 21136  
Petitioner's Attorney: John W. Hession, III Protestant's Attorney  
Address: 194-20' SE Chatsworth Ave.

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1980, at 2:00 o'clock A.M.

John W. Hession, III  
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
NE/S of Wabash Ave., 194.20' : OF BALTIMORE COUNTY  
SE of Chatsworth Ave., 4th District :  
RAMON JADRA, et ux, Petitioners : Case No. 80-190-SPH

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III  
Peter Max Zimmerman John W. Hession, III  
Deputy People's Counsel People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 4th day of March, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Ramon Jadra, 2304 Tufton Ridge Farm Road, Reisterstown, Maryland 21136, Petitioners.

John W. Hession, III  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Mr. & Mrs. Ramon Jadra  
2304 Tufton Ridge Farm Road  
Reisterstown, Maryland 21136

cc: R. T. F., Inc.  
142 E. Main Street  
Westminster, Maryland 21157

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of January, 1980.

Petitioner: Ramon Jadra, et ux

Petitioner's Attorney: John W. Hession, III

William E. Hammond  
Zoning Commissioner

Reviewed by Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Planning Administration

Industrial Development

March 14, 1980

Mr. & Mrs. Ramon Jadra  
2304 Tufton Ridge Farm Road  
Reisterstown, Maryland 21136

RE: Item No. 128  
Petitioners - Ramon Jadra, et ux  
Special Hearing Petition

Dear Mr. & Mrs. Jadra:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to alter the site plan that was filed with Case No. 79-160-A, this Special Hearing to amend said plan is required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses. If you have any questions contact Ted Burnham at 404-3987.

Enclosed are all comments submitted to this office from the Committee Members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENCLOSURE  
enclosures  
cc: R.T.F., Inc.  
142 E. Main Street  
Westminster, Maryland 21157



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 28, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #128 (1979-1980)  
Property Owner: Ramon & Lillian V. Jadra  
N/ES Wabash Ave. 194.20' S/E Chatsworth Ave.  
Existing Zoning: BR  
Proposed Zoning: Special Hearing to amend the site plan  
submitted in case 79-160-A (Item No. 113, 1978-1979).  
Acres: 0.977 District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

The comments which were supplied for this property in connection with Zoning Items 165 (1971-1972), 72-266A, and 113 (1978-1979), 79-160-A are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 128 (1979-1980).

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers  
J. Wimbley

W-SW Key Sheet  
64 & 65 NW 38 & 39 Pos. Sheets  
NW 16 & 17 J Topo  
48 Tax Map

Attachment

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

To: Mr. William E. Hammond Date: May 3, 1972  
From: Mr. Oliver L. Myers  
Mr. Edward E. Myers, P.E.

SUBJECT: Item #128 (1971-1972)  
Property Owner: Ramon Jadra  
N/ES Wabash Avenue, 194' S/E of Chatsworth Avenue  
Present Zoning: BR  
Proposed Zoning: Variance from Section 233.2 - side yards  
Districts: 4th  
Acres: .374 acres

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Wabash Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, based upon the centerline of the present 30-foot width, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening.

The status of a 20-foot right-of-way across the rear of this site, and the Western Maryland Railroad right-of-way is unknown. It is the responsibility of the petitioner to ascertain and clarify rights therein. These rights-of-way should be indicated on the submitted plan.

The entrance locations are subject to approval by the Department of Traffic Engineering, and should be constructed in accordance with Baltimore County Standards.

### Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

### Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Item #128 (1971-1972)  
Property Owner: Ramon Jadra  
Page 2  
May 3, 1972

### Water and Sanitary Sewers:

Public water supply and sanitary sewerage will be available to serve this site upon completion of the construction of these public utilities, Job Orders 1 and 2-2-375 (See Drawings #70-0783, File 1 and #70-0782, File 3) now under Contract #2002 S72 and #2002 S71.

Edward E. Myers  
EDWARD E. MYERS, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss  
W-SW Key Sheet  
64 & 65 NW 39 Position Sheet  
NW 16 J Topo  
48 Tax Map



Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that the reason of the following finding of facts that to amend the site plan submitted in Case No. 79-160-A, to allow an overhead door in the northeast corner of the building and a new interior road through the property to intersect the southeastern property line, in accordance with the site plan prepared by R.T.F., Inc., dated December 3, 1979, will not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of April, 1980, that the Petitioners' request to amend the site plan submitted in Case No. 79-160-A, as outlined and limited above and requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jan M. H. Jones*  
Deputy Zoning Commissioner of Baltimore County

Mr. E. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

January 12, 1979

Re: Item #113 (1978-1979)  
Property Owner: Ramon & Lillian V. Jadra  
N/ES Wabash Ave. 194.20' S/S Chatsworth Ave.  
Existing Zoning: B.R.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.  
Acres: 0.977 District: 4th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for a portion of this property in connection with the Zoning Advisory Committee review for Item #165 (1971-1972), 72-266A.

Highways:

Wabash Avenue, an existing public road, is proposed to be improved in the future in the vicinity of this property, as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The status of the indicated 20-foot roadway (not open) contiguous to the southeast and northeast outlines of this property, is unknown to this office. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #113 (1978-1979)  
Property Owner: Ramon & Lillian V. Jadra  
Page 2  
January 12, 1979

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

A public 8-inch water main and public 8-inch sanitary sewerage exist in Wabash Avenue.

Very truly yours,  
*ELISHA M. DRIVER*  
ELISHA M. DRIVER, P.E.  
Chief, Bureau of Engineering

END:EM:FWR: 5

cc: J. Tranter  
J. Somers

1-BW Key Sheet  
64 & 65 NW 38 & 39 Pos. Sheets  
NW 16 & 17 J Topo  
48 Tax Map

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

February 22, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #128, Zoning Advisory Committee Meeting, January 2, 1980, are as follows:

Property Owner: Ramon and Lillian V. Jadra  
Location: NE/S Wabash Avenue 194.20' SE Chatsworth Avenue  
Existing Zoning: B.R.  
Proposed Zoning: Special Hearing to amend the site plan submitted in case 79-160-A, (Item No. 113, 1978-79)  
Acres: 0.977  
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John Wimbley*  
John Wimbley  
Planner III  
Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

February 20, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 128 - ZAC - January 2, 1980  
Property Owner: Ramon & Lillian V. Jadra  
Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.  
Existing Zoning: B.R.  
Proposed Zoning: Special Hearing to amend the site plan submitted in case 79-160-A (Item No. 113, 1978-79).

Acres: 0.977  
District: 4th

Dear Mr. Hammond:

The requested amendment to the site plan for case 79-160-A is not expected to have any major traffic problems.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 128, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

Property Owner: Ramon & Lillian V. Jadra  
Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.  
Existing Zoning: B.R.  
Proposed Zoning: Special Hearing to amend the site plan submitted in case 79-160-A (Item no. 113, 1978-79).  
Acres: 0.977  
District: 4th

Metropolitan water and sewer are available.

Prior to new installation(s) of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation(s) before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

The parking area(s) should be surfaced with a dustless, bonding material.

Very truly yours,

*John J. Forrest*  
John J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ph

cc: Air Pollution

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

January 28, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204  
Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Ramon & Lillian V. Jadra

Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.

Item No: 128 Zoning Agenda: Meeting of 1/2/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *John J. Forrest* Noted and Approved: *George M. Negamett*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS AND LICENSES  
TOWSON, MARYLAND 21204  
(301) 494-3610

Ted Zaleski, Jr.  
DIRECTOR

January 15, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #128 Zoning Advisory Committee Meeting, January 2, 1980 are as follows:

Property Owner: Ramon & Lillian V. Jadra  
Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.  
Existing Zoning: B.R.  
Proposed Zoning: Special Hearing to amend the site plan submitted in Case 79-160-A (Item No. 113, 1978-79).

Acres: 0.977  
District: 4th

The items checked below are applicable:

XA. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

XB. A building permit shall be required before construction can begin.

XC. Additional \_\_\_\_\_ permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.

I. No Comment.

X J. Comment: If this building exceeds 8000 sq. ft. the Maryland State Handicapped Code will require an elevator.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
294-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 15, 1980

Mr. & Mrs. Ramon Jadra  
2304 Tufton Ridge Farm Road  
Reisterstown, Maryland 21136

RE: Petition for Special Hearing  
NE/S of Wabash Ave., 194.20' SE of  
Chatsworth Ave. - 4th Election  
District  
Ramon Jadra, et ux - Petitioners  
NO. 80-190-SPH (Item No. 128)

Dear Mr. & Mrs. Jadra:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*JEAN M. H. JUNG*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Patricia Lazelle  
11731 Perrytown Drive  
Reisterstown, Maryland 21136

John W. Hessian, III, Esquire  
People's Counsel

78-18

November 3, 1978  
Page 1

DESCRIPTION OF A 0.977 ACRE PARCEL  
Ramon Jadra Property  
Raleid Machine Co.

ALL that lot or parcel of ground situate on the northeast side of Wabash Avenue in the Fourth Election District of Baltimore County, Maryland.

BEGINNING for the same at a point on the northeast side of Wabash Avenue; said point being at the end of the South 51'43" West 223.48 foot line, Parcel One, of a tract of land conveyed unto Raleid Machine Company by deed dated September 20, 1967 and recorded among the Land Records for Baltimore County in Liber O.T.G. 4307 folio 83; said point being distant South 46°51'30" East 194.20 feet from the intersection formed by the northeast side of Wabash Avenue and the centerline of Chatsworth Avenue (50 feet wide) unimproved; running thence reverently on said Raleid line North 43°05'20" East 223.49 feet to a point at the end of said line and on the southwest side of a 20 foot roadway (not open); thence with the southwest side of roadway South 49°24'06" East 74.66 feet to a point; thence South 49°02'31" East 101.00 feet to a point on the northwest side of said 20 foot roadway; thence with the southwest side of said roadway South 37°08'56" West 230.55 feet to a pipe set on the northeast side of Wabash Avenue; thence leaving said roadway and with the northeast side of said Avenue North 46°51'30" West 199.50 feet to the place of beginning. Containing 0.977 acres of land more or less.

Reisterstown - Owings Mills - Glyndon

Coordinating Council

11331 Fryingtown Dr.  
P.O. Box 117  
Reisterstown, Maryland 21136  
Rust, Md. 21136

March 26, 1980

Mr. Wm. Hammond  
B.C. Planning Commissioner  
Towson, Md. 21204

Dear Mr. Hammond:

This is in regard to Case No. 80-190-SPH, Ramon Jadra, Petitioners. There are not any adjacent property owner problems with this allowance of the new interior road. The Reisterstown Owings Mills Glyndon Coordinating Council has encouraged compliance to Baltimore County law in regard to the construction of this building. We feel, as we have been working along with the owner on land coping from the zoning that if the owner also meet all other requirements that this petition be granted.

Your expediency of this matter would be appreciated.

Sincerely,

ekh<sup>2</sup>

Robert A. Layzell  
Chairman, Plan. Comm.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: John D. Seyffert, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 80-190-SPH Item 128

Date: February 25, 1980

Petition for Special Hearing  
Northeast side of Wabash Avenue, 194.20 feet Southeast of Chatsworth Avenue  
Petitioner - Ramon Jadra, et ux

Fourth District

HEARING: Thursday, March 20, 1980 (9:45A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>LWS</i>					Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>					
Previous case: 79-160A					Map # _____					

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 11 day of February, 1979.

Filing Fee \$ 25.00 Received: ☒ Check  
☐ Cash  
☐ Other

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner: Ramon Jadra Submitted by: \_\_\_\_\_

Petitioner's Attorney: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 4 Date of Posting: 2/25/80  
Posted for: Notice to Petitioners  
Petitioner: Ramon Jadra  
Location of property: NE/S of Wabash Ave., 194.20' SE of Chatsworth Ave.  
Location of Signs: Local sign - corner of Wabash & Chatsworth Ave.  
Remarks: Notice to Petitioners  
Posted by: Robert A. Layzell Signature: \_\_\_\_\_ Date of return: \_\_\_\_\_

*R. Layzell*

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204

December 11, 1979

Mr. Ramon Jadra  
Raleid Machine Corporation  
109 Wabash Avenue  
Reisterstown, Maryland 21136

Re: Comm. Appl. #1476-79  
Overhead Doors For  
Warehouse Addition  
District 4

Dear Sir:

In connection with this application you propose to utilize the adjacent private right-of-way for access. We cannot see any reason for this right-of-way to ever become a public street and its length is limited because of the railroad property at the rear of your site. It is our position, therefore, that it is your responsibility to ensure that you have the right to open and utilize this right-of-way for access to your site.

Any problems that arise because of your use of this access is your responsibility to resolve and you are responsible for all subsequent maintenance of the access.

Also, you will find enclosed your certified check #12071, in the amount of \$5,000.00, which had been submitted in connection with the anticipated improvement of Wabash Avenue. As was agreed to in discussions on this matter, these improvements do not appear likely at this time and your security deposit can be returned.

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E.  
Chief  
Bureau of Public Services

RAM:JAW:hm

cc: Jerome Shuman  
4790 Byron Road  
Pikesville, Maryland 21208

B.A.R.D.

Enclosure

Permit No.  
13635

RECEIVED DEC 14 1979

JUL 23 1980







# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ramon Jadra, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a change to the site plan as submitted (Case No. 79-160-A) to allow a new overhead door in the southeast corner of the building and a new interior road

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Lillian V. Jadra Legal Owner  
Address: 2304 Tufton Ridge Farm Rd.  
Reisterstown, Md. 21136  
Petitioner's Attorney: John W. Hession, III Protestant's Attorney  
Address: 194-20' SE Chatsworth Ave.

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1980, at 2:00 o'clock A.M.

John W. Hession, III  
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING  
NE/S of Wabash Ave., 194.20'  
SE of Chatsworth Ave., 4th District  
RAMON JADRA, et ux, Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:  
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III  
Peter Max Zimmerman John W. Hession, III  
Deputy People's Counsel People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

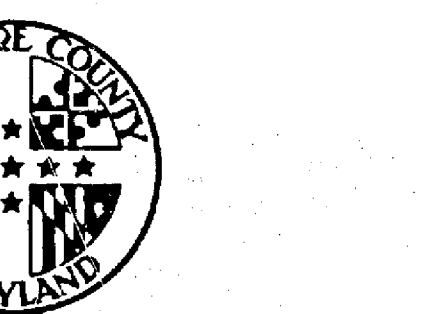
I HEREBY CERTIFY that on this 4th day of March, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Ramon Jadra, 2304 Tufton Ridge Farm Road, Reisterstown, Maryland 21136, Petitioners.

John W. Hession, III  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Mr. & Mrs. Ramon Jadra  
2304 Tufton Ridge Farm Road  
Reisterstown, Maryland 21136  
cc: R. T. F., Inc.  
142 E. Main Street  
Westminster, Maryland 21157

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of January, 1980.

Ramon Jadra, et ux  
Petitioner  
Petitioner's Attorney  
Reviewed by Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

March 14, 1980

Mr. & Mrs. Ramon Jadra  
2304 Tufton Ridge Farm Road  
Reisterstown, Maryland 21136

RE: Item No. 128  
Petitioners - Ramon Jadra, et ux  
Special Hearing Petition

Dear Mr. & Mrs. Jadra:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

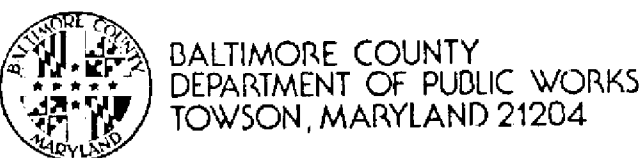
Because of your proposal to alter the site plan that was filed with Case No. 79-160-A, this Special Hearing to amend said plan is required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses. If you have any questions contact Ted Burnham at 404-3987.

Enclosed are all comments submitted to this office from the Committee Members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENCLOSURE  
enclosures  
cc: R.T.F., Inc.  
142 E. Main Street  
Westminster, Maryland 21157



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 28, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #128 (1979-1980)  
Property Owner: Ramon & Lillian V. Jadra  
N/ES Wabash Ave. 194.20' S/SE Chatsworth Ave.  
Existing Zoning: BR  
Proposed Zoning: Special Hearing to amend the site plan submitted in case 79-160-A (Item No. 113, 1978-1979).  
Acres: 0.977 District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

The comments which were supplied for this property in connection with Zoning Items 165 (1971-1972), 72-266A, and 113 (1978-1979), 79-160-A are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 128 (1979-1980).

Very truly yours,  
William E. Hammond  
WILLIAM E. HAMMOND, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers  
J. Wimbley

W-SW Key Sheet  
64 & 65 NW 38 & 39 Pos. Sheets  
NW 16 & 17 J Topo  
48 Tax Map

Attachment

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

To: Mr. William E. Hammond Date: May 3, 1972  
From: Mr. Oliver L. Myers  
Mr. Robert E. Myers, P.E.

SUBJECT: Item #128 (1971-1972)  
Property Owner: Ramon Jadra  
N/ES Wabash Avenue, 194' S/SE of Chatsworth Avenue  
Present Zoning: BR  
Proposed Zoning: Variance from Section 233.2 - side yards  
Districts: 4th  
Acres: .374 acres

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Wabash Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, based upon the centerlines of the present 30-foot width, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening.

The status of a 20-foot right-of-way across the rear of this site, and the Western Maryland Railroad right-of-way is unknown. It is the responsibility of the petitioner to ascertain and clarify rights therein. These rights-of-way should be indicated on the submitted plan.

The entrance locations are subject to approval by the Department of Traffic Engineering, and should be constructed in accordance with Baltimore County Standards.

### Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #128 (1971-1972)  
Property Owner: Ramon Jadra  
Page 2  
May 3, 1972

### Water and Sanitary Sewers:

Public water supply and sanitary sewerage will be available to serve this site upon completion of the construction of these public utilities, Job Orders 1 and 2-2-375 (See Drawings #70-0783, File 1 and #70-0782, File 3) now under Contract #2002 S72 and #2002 S71.

William E. Hammond  
WILLIAM E. HAMMOND, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss  
W-SW Key Sheet  
64 & 65 NW 39 Position Sheet  
NW 16 J Topo  
48 Tax Map



Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that the reason of the following finding of facts that to amend the site plan submitted in Case No. 79-160-A, to allow an overhead door in the northeast corner of the building and a new interior road through the property to intersect the southeastern property line, in accordance with the site plan prepared by R.T.F., Inc., dated December 3, 1979, will not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of April, 1980, that the Petitioners' request to amend the site plan submitted in Case No. 79-160-A, as outlined and limited above and requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jan M. H. Jones*  
Deputy Zoning Commissioner of Baltimore County

Mr. E. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

January 12, 1979

Re: Item #113 (1978-1979)  
Property Owner: Ramon & Lillian V. Jadra  
N/ES Wabash Ave. 194.20' S/S Chatsworth Ave.  
Existing Zoning: B.R.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.  
Acres: 0.977 District: 4th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for a portion of this property in connection with the Zoning Advisory Committee review for Item #165 (1971-1972), 72-266A.

Highways:

Wabash Avenue, an existing public road, is proposed to be improved in the future in the vicinity of this property, as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The status of the indicated 20-foot roadway (not open) contiguous to the southeast and northeast outlines of this property, is unknown to this office. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #113 (1978-1979)  
Property Owner: Ramon & Lillian V. Jadra  
Page 2  
January 12, 1979

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

A public 8-inch water main and public 8-inch sanitary sewerage exist in Wabash Avenue.

Very truly yours,  
*ELISHA M. DRIVER*  
ELISHA M. DRIVER, P.E.  
Chief, Bureau of Engineering

END:EM:FWR: 5

cc: J. Tranter  
J. Somers

1-BW Key Sheet  
64 & 65 NW 38 & 39 Pos. Sheets  
NW 16 & 17 J Topo  
48 Tax Map

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

February 22, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #128, Zoning Advisory Committee Meeting, January 2, 1980, are as follows:

Property Owner: Ramon and Lillian V. Jadra  
Location: NE/S Wabash Avenue 194.20' SE Chatsworth Avenue  
Existing Zoning: B.R.  
Proposed Zoning: Special Hearing to amend the site plan submitted in case 79-160-A, (Item No. 113, 1978-79)  
Acres: 0.977  
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John Wimbley*

John Wimbley  
Planner III  
Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

February 20, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 128 - ZAC - January 2, 1980  
Property Owner: Ramon & Lillian V. Jadra  
Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.  
Existing Zoning: B.R.  
Proposed Zoning: Special Hearing to amend the site plan submitted in case 79-160-A (Item No. 113, 1978-79).

Acres: 0.977  
District: 4th

Dear Mr. Hammond:

The requested amendment to the site plan for case 79-160-A is not expected to have any major traffic problems.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 128, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

Property Owner: Ramon & Lillian V. Jadra  
Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.  
Existing Zoning: B.R.  
Proposed Zoning: Special Hearing to amend the site plan submitted in case 79-160-A (Item no. 113, 1978-79).  
Acres: 0.977  
District: 4th

Metropolitan water and sewer are available.

Prior to new installation(s) of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation(s) before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

The parking area(s) should be surfaced with a dustless, bonding material.

Very truly yours,

*John J. Forrest*  
John J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ph

cc: Air Pollution

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

January 28, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204  
Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Ramon & Lillian V. Jadra

Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.

Item No: 128 Zoning Agenda: Meeting of 1/2/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *John J. Forrest* Noted and Approved: *George M. Negamett*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS AND LICENSES  
TOWSON, MARYLAND 21204  
(301) 494-3610

Ted Zaleski, Jr.  
DIRECTOR

January 15, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #128 Zoning Advisory Committee Meeting, January 2, 1980 are as follows:

Property Owner: Ramon & Lillian V. Jadra  
Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.  
Existing Zoning: B.R.  
Proposed Zoning: Special Hearing to amend the site plan submitted in Case 79-160-A (Item No. 113, 1978-79).

Acres: 0.977  
District: 4th

The items checked below are applicable:

XA. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

XB. A building permit shall be required before construction can begin.

XC. Additional \_\_\_\_\_ permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.

I. No Comment.

X J. Comment: If this building exceeds 8000 sq. ft. the Maryland State Handicapped Code will require an elevator.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

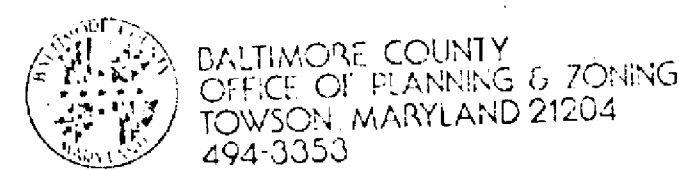
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 15, 1980

Mr. & Mrs. Ramon Jadra  
2304 Tufton Ridge Farm Road  
Reisterstown, Maryland 21136

RE: Petition for Special Hearing  
NE/S of Wabash Ave., 194.20' SE of  
Chatsworth Ave. - 4th Election  
District  
Ramon Jadra, et ux - Petitioners  
NO. 80-190-SPH (Item No. 128)

Dear Mr. & Mrs. Jadra:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*JEAN M.H. JUNG*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Patricia Lazelle  
11731 Perrytown Drive  
Reisterstown, Maryland 21136

John W. Hessian, III, Esquire  
People's Counsel

78-18

November 3, 1978  
Page 1

DESCRIPTION OF A 0.977 ACRE PARCEL  
Ramon Jadra Property  
Raleid Machine Co.

ALL that lot or parcel of ground situate on the northeast side of Wabash Avenue in the Fourth Election District of Baltimore County, Maryland.

BEGINNING for the same at a point on the northeast side of Wabash Avenue; said point being at the end of the South 51'43" West 223.48 foot line, Parcel One, of a tract of land conveyed unto Raleid Machine Company by deed dated September 20, 1967 and recorded among the Land Records for Baltimore County in Liber O.T.G. 4307 folio 83; said point being distant South 46°51'30" East 194.20 feet from the intersection formed by the northeast side of Wabash Avenue and the centerline of Chatsworth Avenue (50 feet wide) unimproved; running thence reverently on said Raleid line North 43°05'20" East 223.49 feet to a point at the end of said line and on the southwest side of a 20 foot roadway (not open); thence with the southwest side of roadway South 49°24'06" East 74.66 feet to a point; thence South 49°02'31" East 101.00 feet to a point on the northwest side of said 20 foot roadway; thence with the southwest side of said roadway South 37°08'56" West 230.55 feet to a pipe set on the northeast side of Wabash Avenue; thence leaving said roadway and with the northeast side of said Avenue North 46°51'30" West 199.50 feet to the place of beginning. Containing 0.977 acres of land more or less.

Reisterstown - Owings Mills - Glyndon

Coordinating Council

P.O. BOX 117

REISTERSTOWN, MARYLAND 21136

March 26, 1980

Mr. Wm. Hammond  
B.C. Planning Commissioner  
Towson, Md. 21204

Dear Mr. Hammond:

This is in regard to Case No. 80-190-SPH. Ramon Jadra, Petitioner. There are not any adjacent property owner problems with this allowance of the new interior road. The Reisterstown Owings Mills Glyndon Coordinating Council has encouraged compliance to Baltimore County law in regard to the construction of this building. We feel, as we have been working along with the owner on land coping from the zoning that if the owner also meet all other requirements that this petition be granted.

Your expediency of this matter would be appreciated.

Sincerely,

ekh<sup>2</sup>

*Robert A. Layzell*  
Chairman, Plan. Comm.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: John D. Seyffert, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 80-190-SPH Item 128

Date: February 25, 1980

Petition for Special Hearing  
Northeast side of Wabash Avenue, 194.20 feet Southeast of Chatsworth Avenue  
Petitioner - Ramon Jadra, et ux

Fourth District

HEARING: Thursday, March 20, 1980 (9:45A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>LWS</i>	Revised Plans:					Change in outline or description				
Previous case: <i>79-160A</i>						Yes No				

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this *11* day of *February*, 197*9*.

Filing Fee \$ *25.00* Received: ☒ Check  
☐ Cash  
☐ Other

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner: *Ramon Jadra* Submitted by: *William E. Hammond*

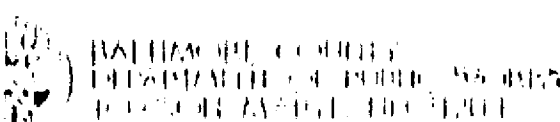
Petitioner's Attorney: *John D. Seyffert* Reviewed by: *William E. Hammond*

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *4* Date of Posting: *2/25/80*  
Posted for: *Notice to Petitioner*  
Petitioner: *Ramon Jadra*  
Location of property: *NE/S of Wabash Ave., 194.20' SE of Chatsworth Ave.*  
Location of Signs: *Local sign - corner of Wabash & Chatsworth Ave.*  
Remarks: *Notice to Petitioner*  
Posted by: *John D. Seyffert* Signature: *John D. Seyffert* Date of return: *2/25/80*



Mr. Ramon Jadra  
Raleid Machine Corporation  
109 Wabash Avenue  
Reisterstown, Maryland 21136

Re: Comm. Appl. #1476-79  
Overhead Doors For  
Warehouse Addition  
District 4

Dear Sir:

In connection with this application you propose to utilize the adjacent private right-of-way for access. We cannot see any reason for this right-of-way to ever become a public street and its length is limited because of the railroad property at the rear of your site. It is our position, therefore, that it is your responsibility to ensure that you have the right to open and utilize this right-of-way for access to your site.

Any problems that arise because of your use of this access is your responsibility to resolve and you are responsible for all subsequent maintenance of the access.

Also, you will find enclosed your certified check #12071, in the amount of \$5,000.00, which had been submitted in connection with the anticipated improvement of Wabash Avenue. As was agreed to in discussions on this matter, these improvements do not appear likely at this time and your security deposit can be returned.

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E.  
Chief  
Bureau of Public Services

RAM:JAW:hm

cc: Jerome Shuman  
4790 Byron Road  
Pikesville, Maryland 21208

B.A.R.D.

Enclosure

*Permit No. 13635*

RECEIVED DEC 14 1979

JUL 23 1980



TOWSON, MD., March 6 \_\_\_\_\_, 1930

Cost of Advertisement, \$\_\_\_\_\_

THE JEFFERSONIAN.

*L. Frank Smith*  
Manager.

**Publishing Corp.**  
10750 Little Patuxent Pkwy.  
Columbia MD 21044

March 6, 19 80

5 IS TO CERTIFY, that the annexed advertisement of

Petition for Special Hearing  
4th District

☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,  
once a week for one successive weeks before  
the 7th day of March 1980 that is to say,  
the same was inserted in the issues of

3/6/80.

COLUMBIA PUBLISHING CORP.

By Archie K. Zedler

TOWSON, MD. February 28, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~once a week~~ once a week ~~one time~~ once a week before the 22<sup>nd</sup> day of March, 1950, the first publication appearing on the 22<sup>th</sup> day of February, 1950.

THE JEFFERSONIAN,  
L. Frank Strickland  
Manager.

Cost of Advertisement, \$\_\_\_\_\_

IN THE CIRCUIT COURT

Plaintiff

Defendant

# CERTIFICATE OF PUBLICATION OF

**PETITION FOR SPECIAL  
HEARING  
4th DISTRICT**

**ZONING:** Petition for Special Hearing

**LOCATION:** Northeast side of Wash-  
bush Avenue, 194.30 feet Southeast  
of Chatsworth Avenue

**DATE & TIME:** Thursday, March  
20, 1980 at 9:45 A.M.

**PUBLIC HEARING:** Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

[illegible]

PLANNING REQUIREMENTS	
No. of Employees:	25
No. of Spaces Required:	83
No. of Spaces Provided:	72
No. of Unused Spaces:	13
<b>Total:</b>	<b>72</b>

Charles R. Berger  
G. L. Berger

TEMPERATURE

Sanitarium

15

**F. INC.**

SURVEYORS  
 1101 MAIN STREET  
 WASHINGTON, MD 21157

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**R.T.F. INC.**

LAND SURVEYORS  
142 EAST MAIN STREET  
WESTMINSTER MD 21157

876-1222 848-2040

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